

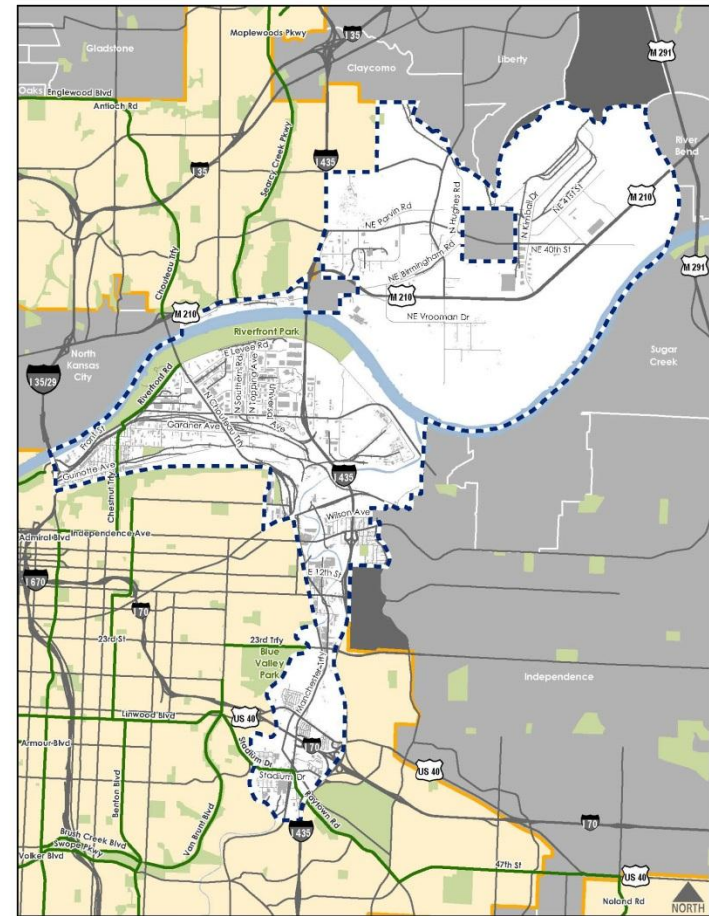
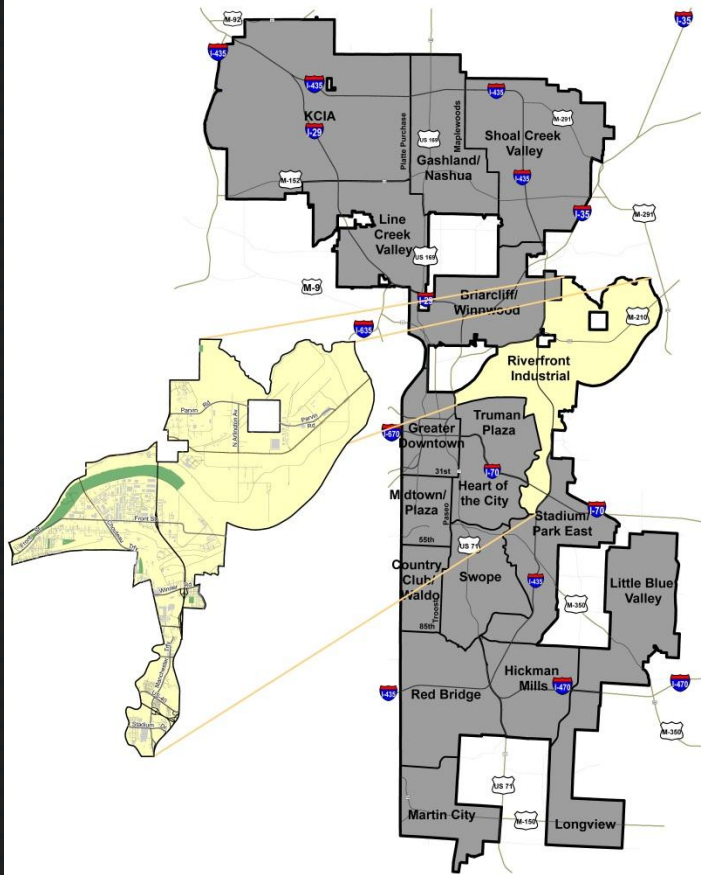


Riverfront Industrial Area Plan

RIVERFRONT  CITY OF KANSAS CITY, MISSOURI | CITY PLANNING AND DEVELOPMENT
INDUSTRIAL AREA PLAN

Meeting Agenda

- Welcome & Introductions
- Area Plan Overview & Process
- Databook Presentation
- Next Steps – Consultant Process



Riverfront Industrial Area Plan

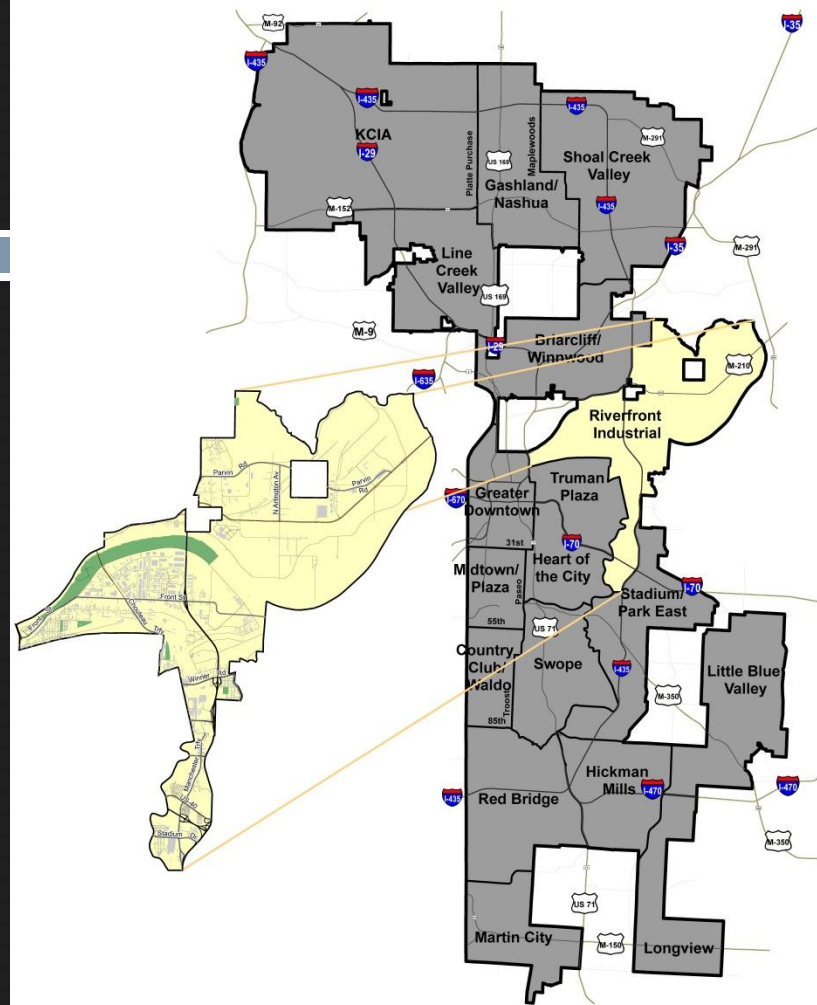
Vicinity Map

What is an Area Plan?



Plan Background

- Most Areas of the City have existing area plans.
- Previously 46 areas
 - + numerous other plans.
 - become out of date and layered.
- Now 18 Areas Citywide.



What is an Area Plan?

An Area Plan is a:

- ❑ **Long range vision**
- ❑ **Framework for future initiatives**
- ❑ **Guide for general issues shared by the entire area**

An Area Plan is not about:

- ❑ **Action on existing property**
- ❑ **Property acquisition**
- ❑ **A block by block approach**



How are area plans used?

Proactive —

- Recommends actions
- Provides a “to-do” list
- Implementation strategy

Reactive —

- Decision-aiding guide
- Evaluate projects



What's in an Area Plan?



**Citywide Plans –
provide broad policy for
entire city (FOCUS Plan).**

**Area Plans – apply
citywide policies in
a smaller area**

**Neighborhood
Plans –
integrated in
Area Plan.**

- **Upper layers
guide lower.**
- **Lower = more
detail**



Planning Process

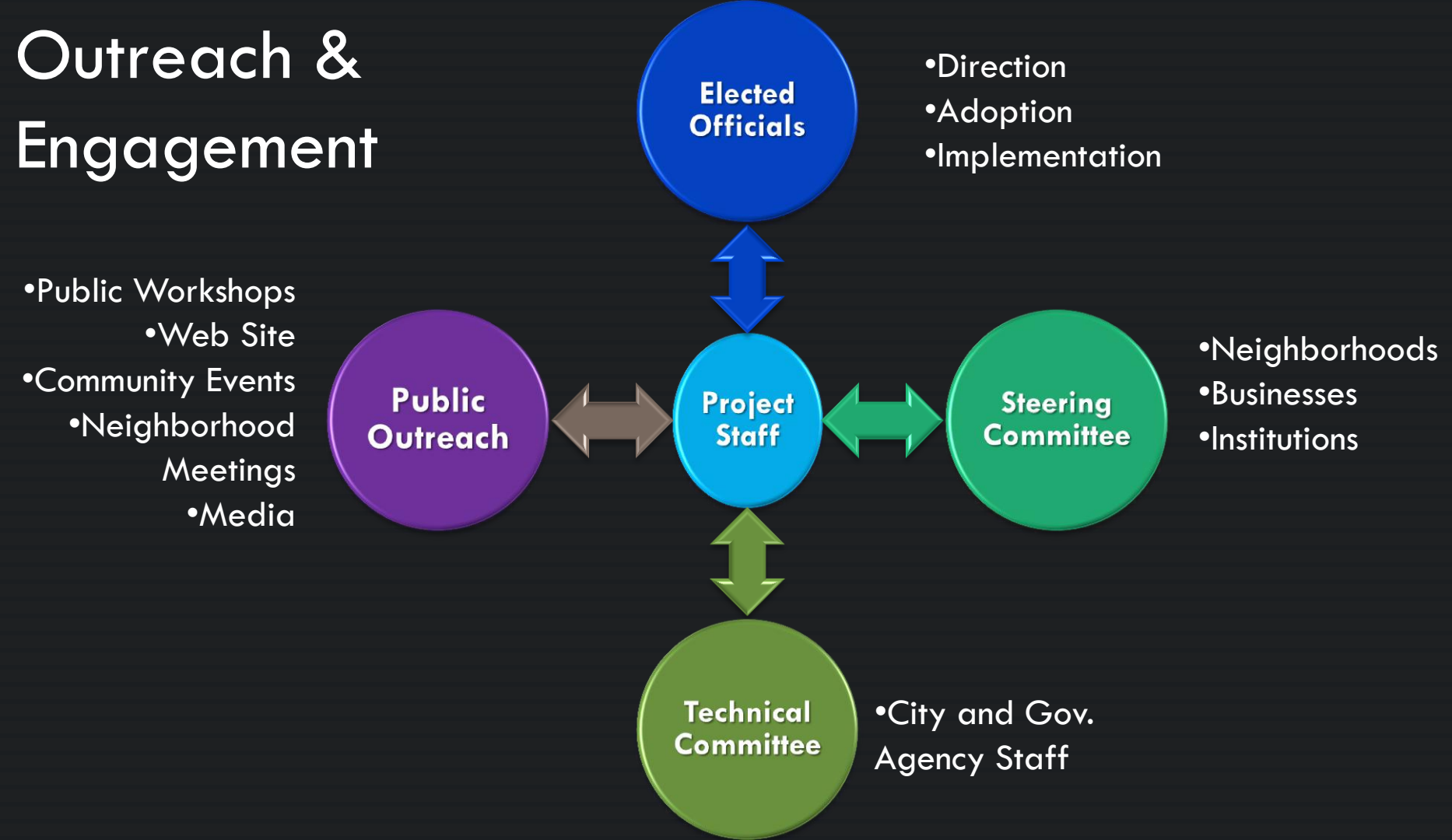


Public Engagement

Public Engagement

- Web Site
 - kcmo.gov/planning/riverfront-industrial-area-plan/
- My Sidewalk - KCmomentum.org → Initiatives → Riverfront Industrial Area Plan
- Public Meetings
- Nixle Notifications - kcmo.gov/alertkc
- Next Door
- Other Stakeholder Meetings

Outreach & Engagement



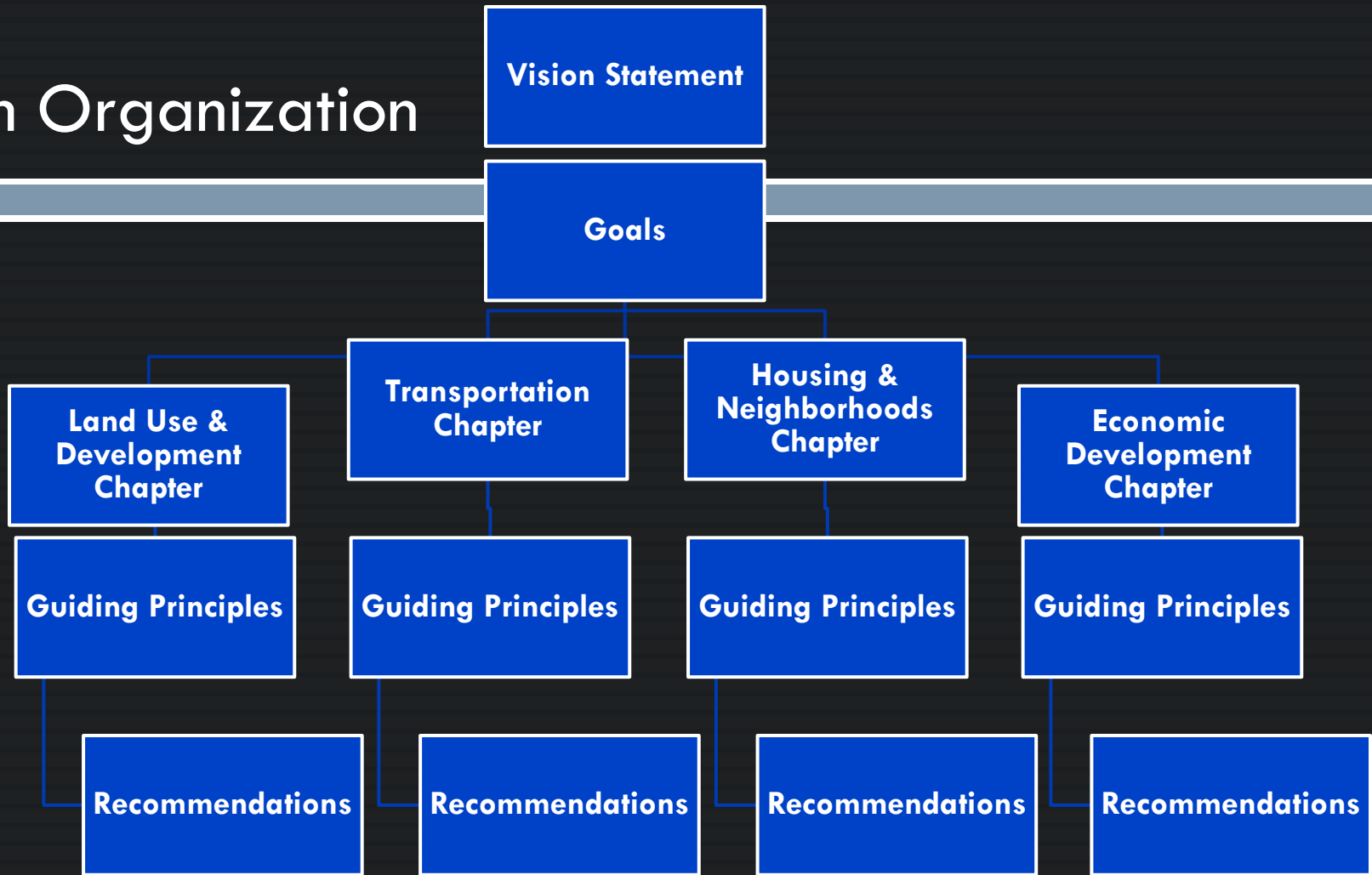
Outreach & Engagement

- ❑ City Planning Staff has created background materials for the plan area.
- ❑ The City is coordinating with the Economic Development Corporation's Blue River Study.
- ❑ Currently a Request for Qualifications (due May 19) for a consultant team to assist.
- ❑ Will hire a team this summer — 6 month process

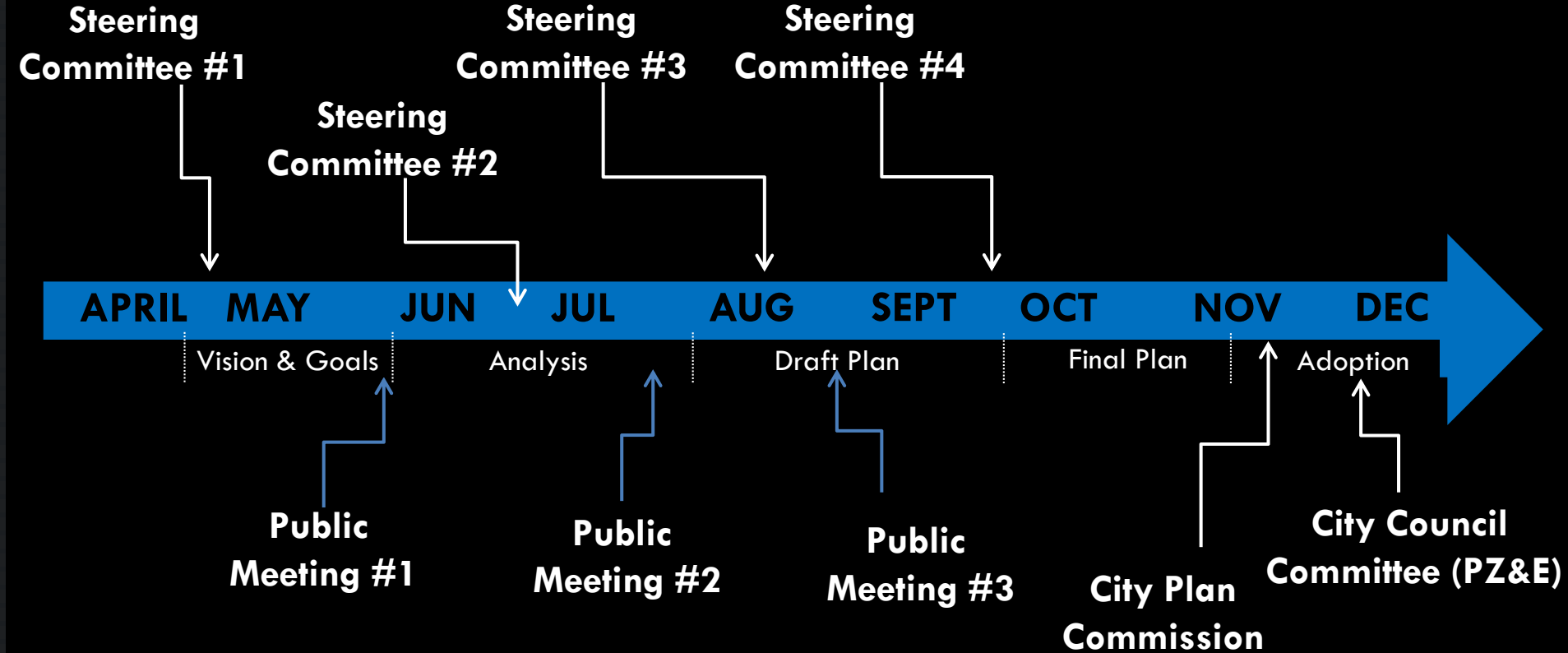
Proposed Plan Organization

- Plans are usually organized w/ the following themes:
 - Land Use and Development
 - Housing and Neighborhoods
 - Transportation
 - Economic Development

Plan Organization



Schedule | 6-month Planning Process



EXISTING PLANS & ASSOCIATED DOCUMENTS



RIVERFRONT  CITY OF KANSAS CITY, MISSOURI | CITY PLANNING AND DEVELOPMENT
INDUSTRIAL AREA PLAN

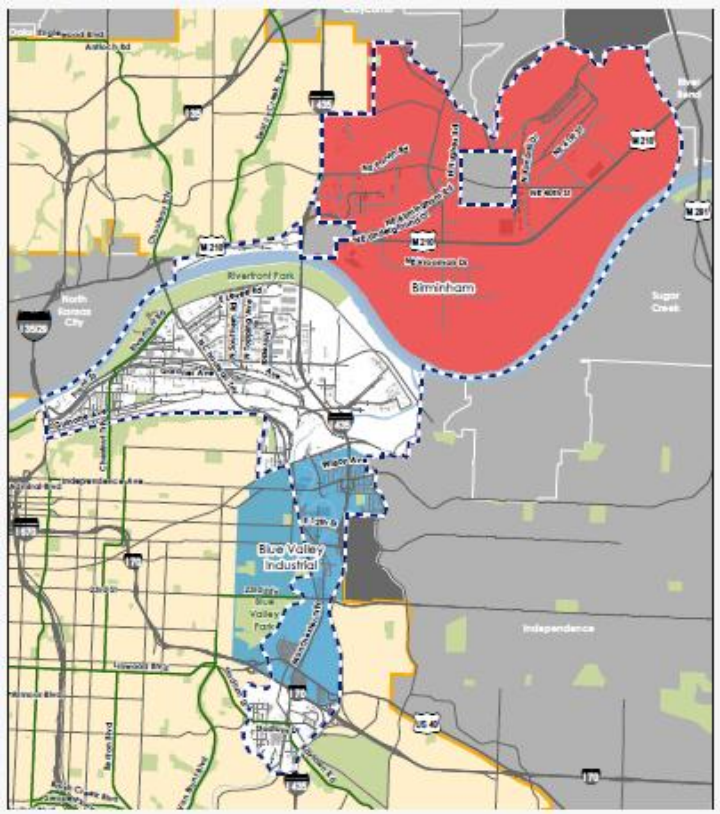
SUMMARY OF ADOPTED PLANS

Birmingham Area Plan (1977)

- Industrial land use for the majority of area.
- Office Commercial western portion of the plan area between NE Parvin Road and 210 Highway.
- Retail Commercial western portion of the plan area between NE Parvin Road and NE 48th Street.

Blue Valley Industrial Area Plan (1977)

- Heavy Industrial for the majority of the area.
- Area of Light Industrial abutting Independence Avenue west of I-435.
- Area of Low Density Residential that is east of I-435 in the northern portion of the plan area.



Riverfront Industrial Area Plan

Existing Plans & Associated Documents

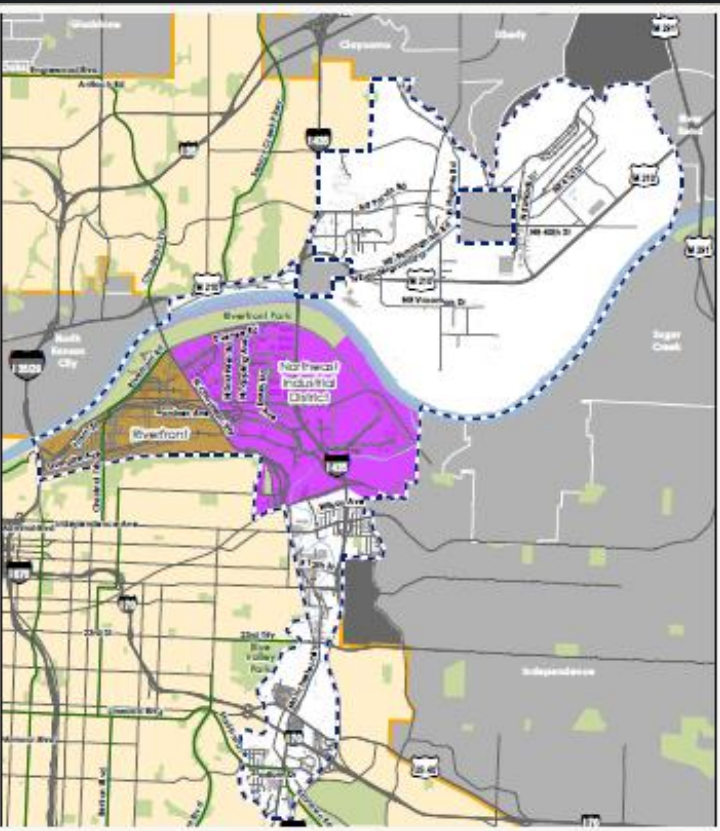
SUMMARY OF ADOPTED PLANS

Riverfront Area Plan (1978)

- Mix of Low Density Res., Commercial & Light Industrial within the plan area between Park St. & Agnes St.
- Light Industrial Zoning north of the Missouri Pacific Railroad Tracks outside of the aforementioned area.
- Retail Commercial western portion of the plan area between NE Parvin Road and NE 48th Street.

Northeast Industrial Area Plan (1983)

- Heavy Industrial for the majority of the area.
- Area of Commercial in Executive Park area.



Riverfront Industrial Area Plan

Existing Plans & Associated Documents

DATA BOOK OVERVIEW



RIVERFRONT INDUSTRIAL AREA PLAN

Data Inventory

Riverfront Industrial Valley Area Plan

- The Databook - Initial “snapshot” of Planning Area
- Identifies Preliminary Issues for:
 - Demographics
 - Land Use and Development
 - Transportation
 - Infrastructure

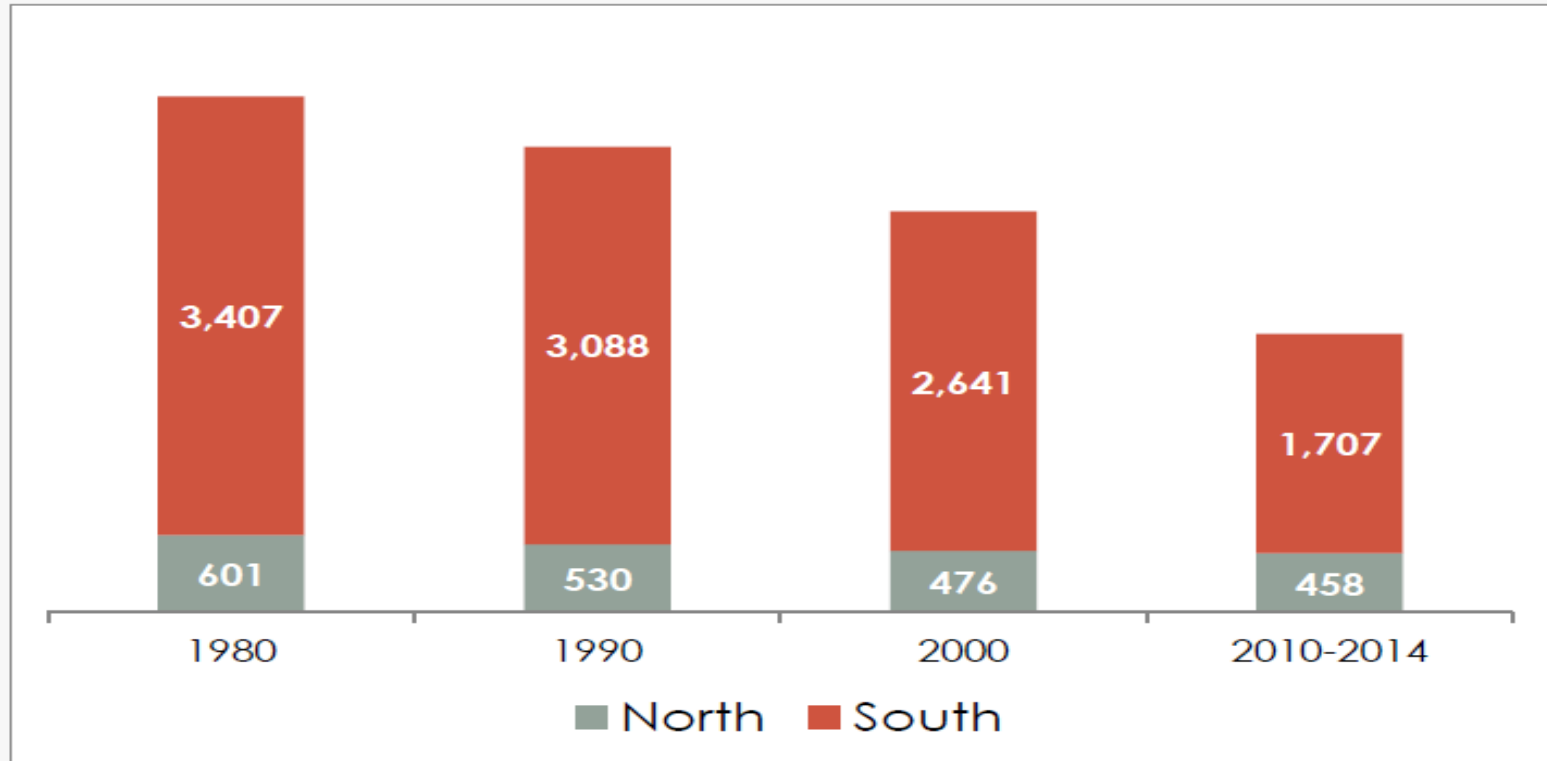
Demographics



Summary:

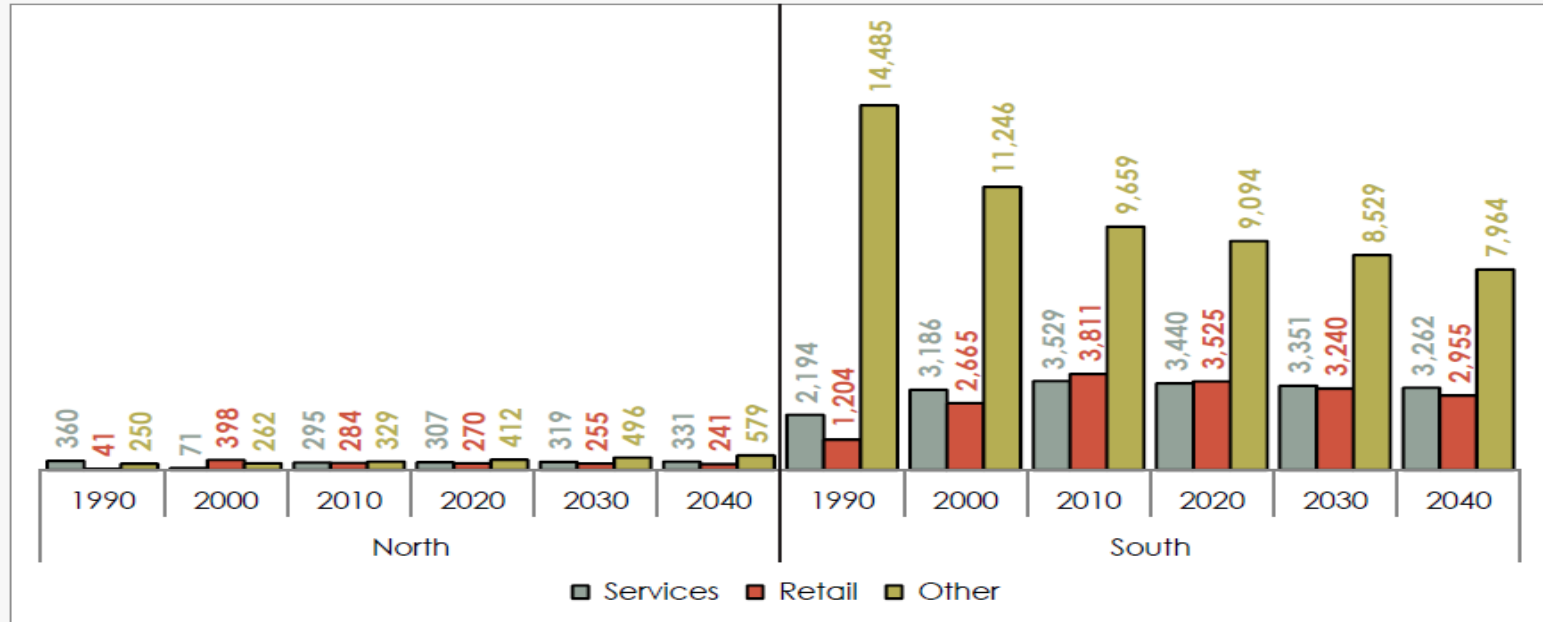
- Since 1980 - **decreased in population** - 50% south of the river and a 23% north.
- The **number of jobs** in the area is predicted to **drop in the next 20 years** by 17%.
- The **median income is \$57,000 north** of the River and is **\$27,000 south** of the River. Citywide average is \$45,000.
- The **poverty rate north – 8%, south** of the river **51%**. Citywide average 19%.
- While the crime rate is high, the **instances of crime are low throughout the area** which is affected by the low population of the area.

Population by Year

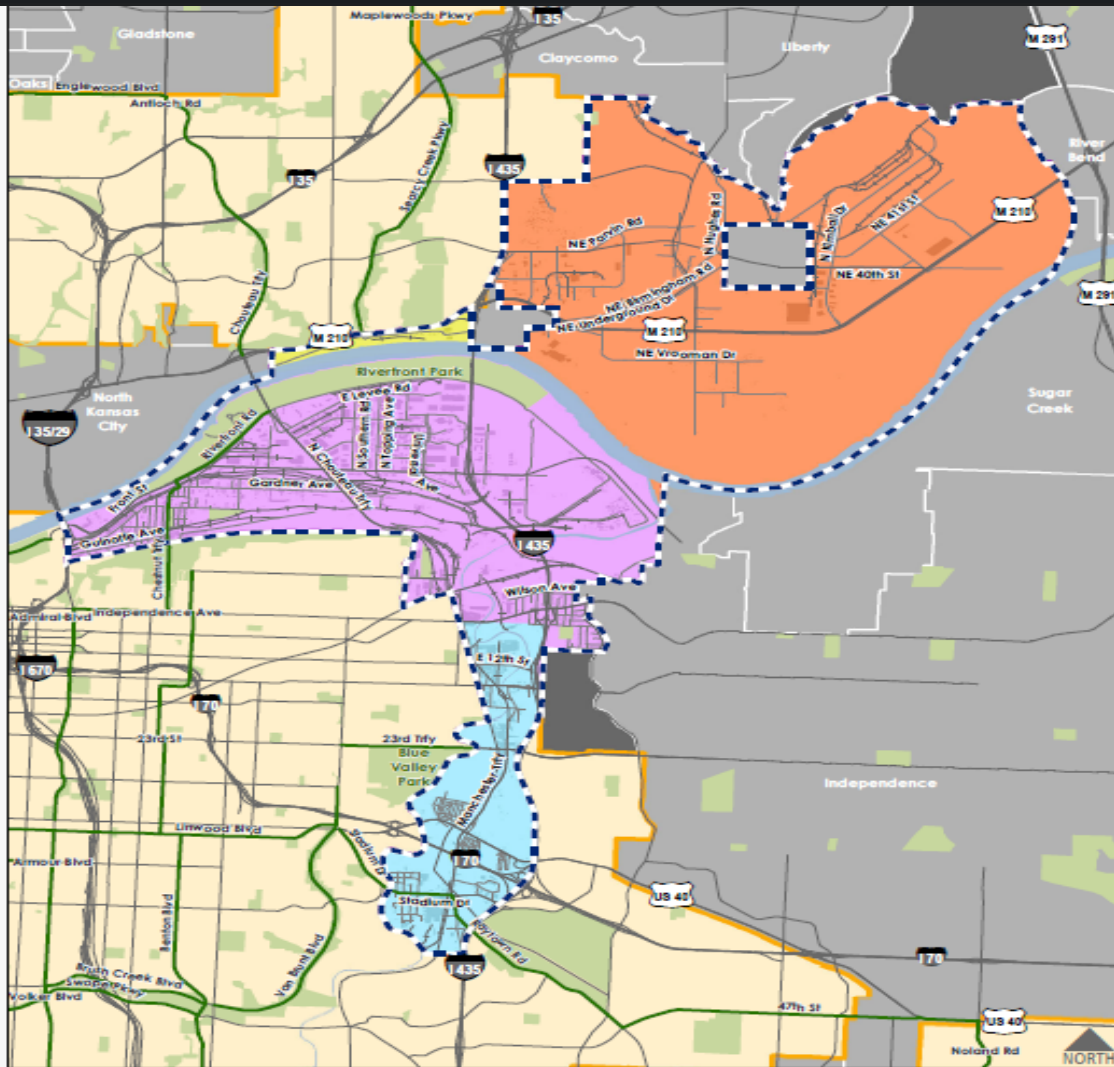


- Population decreased since 1980 with a 50% population decrease south of the river and a 23% decrease north.

Employment Projections

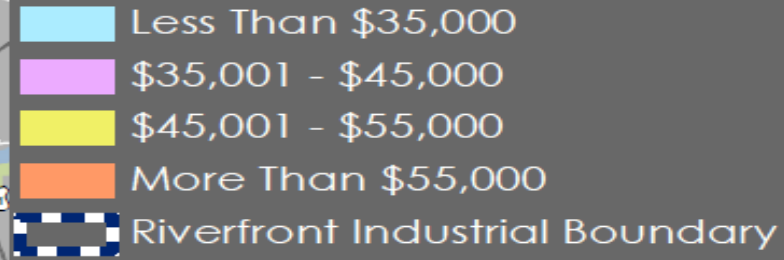


- The largest amount of jobs consists of: Industrial including farming, mining, constructions and transportation, communications and public utility. Manufacturing including plants, mills and factories.
- The number of jobs in the area is predicted to drop in the next 20 years by 17%.



Median Income

Riverfront Industrial Area Plan

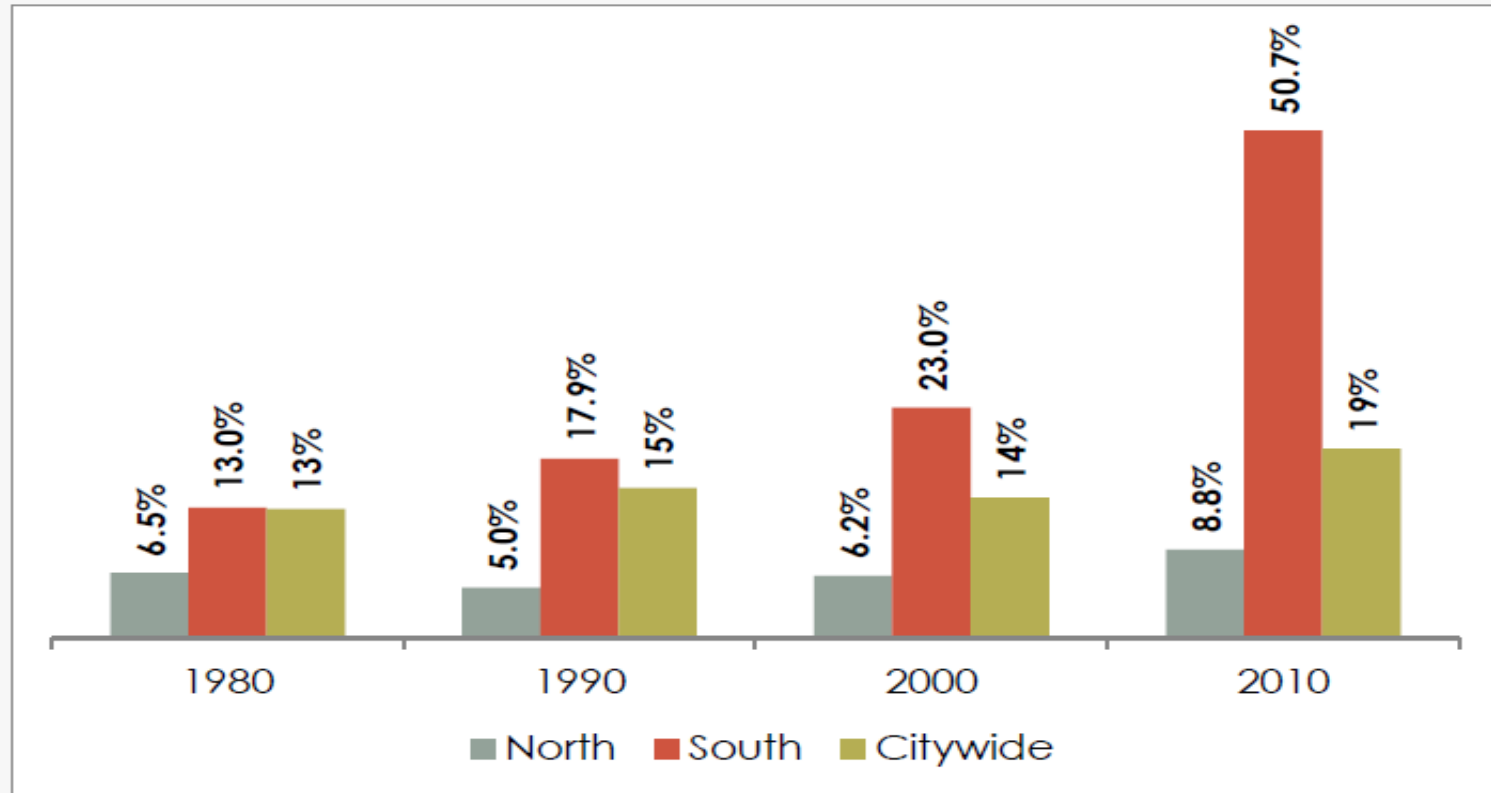


Citywide median income is approximately \$45,000.

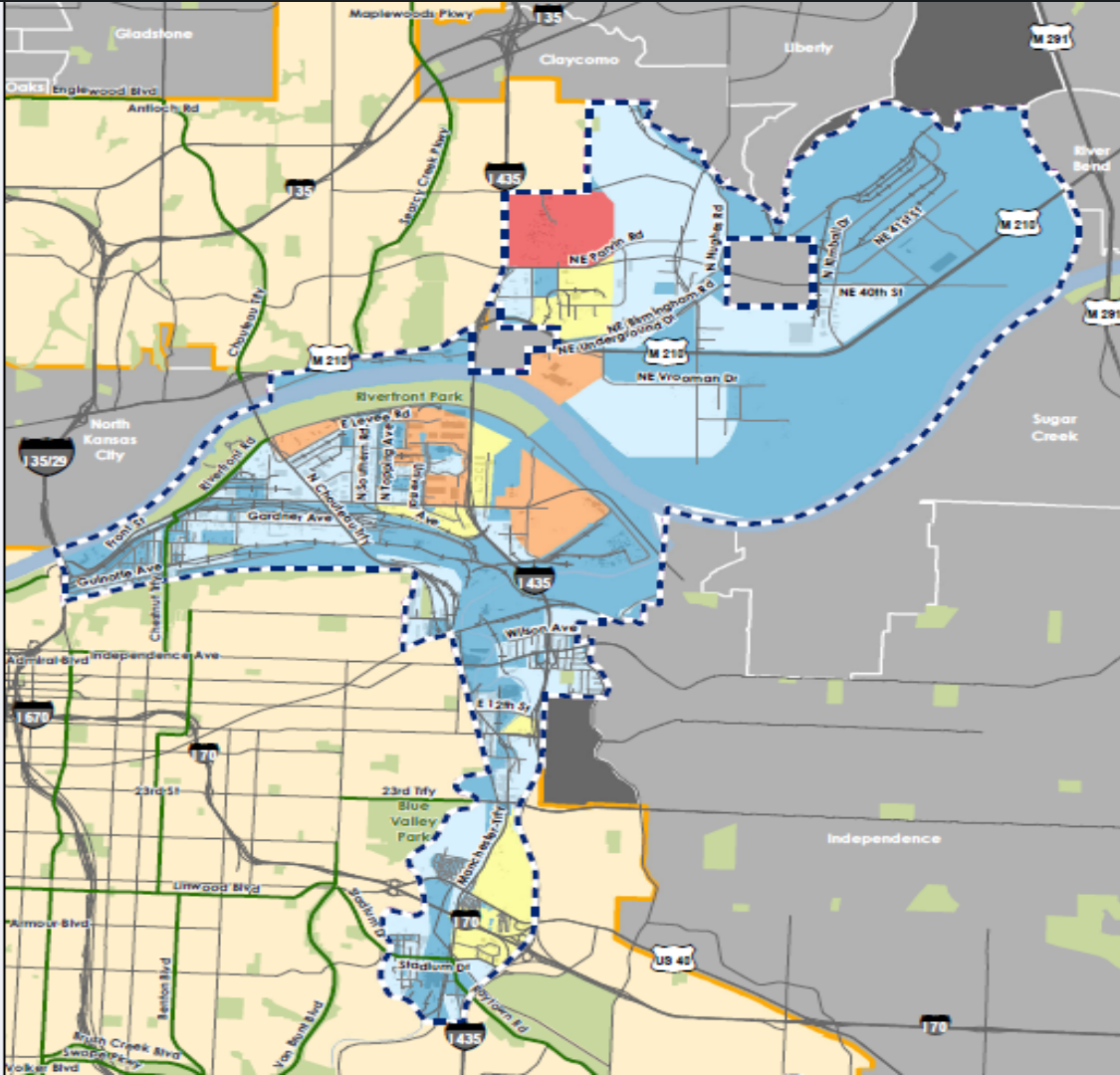
North of River (planning area) - \$57,000

South of River (planning area) - \$27,000

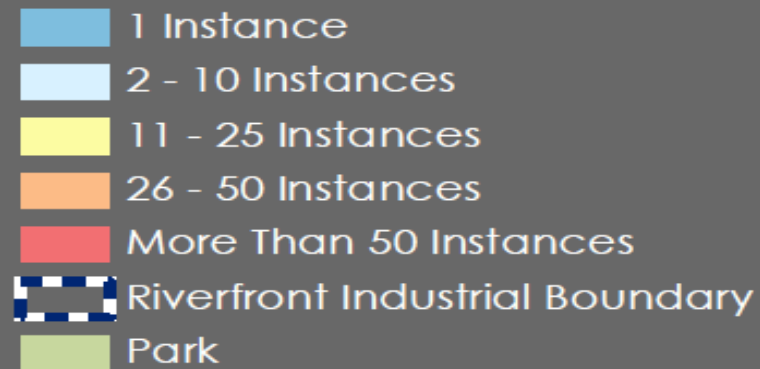
Poverty Status



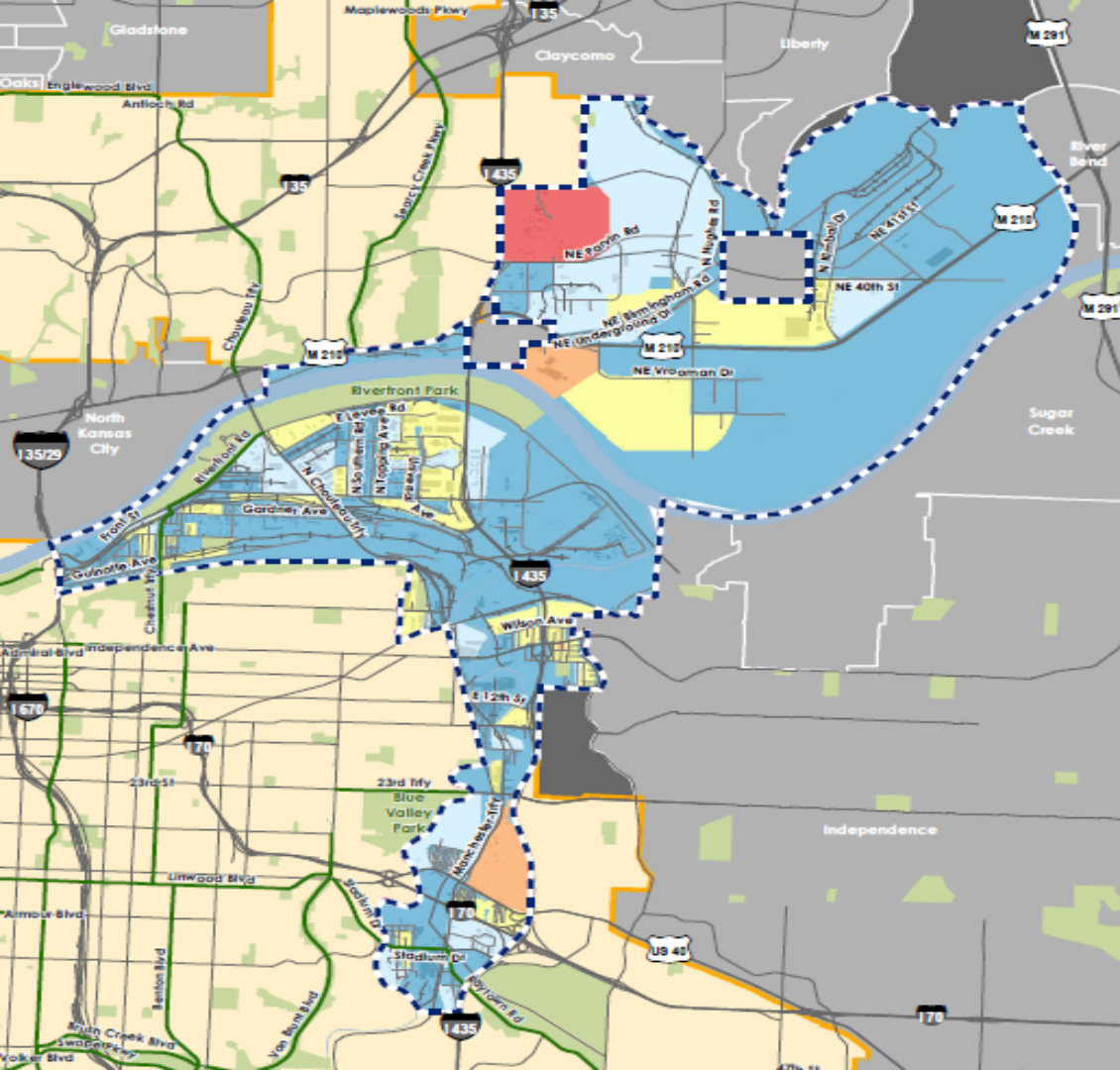
- Percentage of individuals in poverty in the plan area is focused to those areas south of the Missouri River where the rate is 50% as compared to 9% north of the River and 19% citywide.



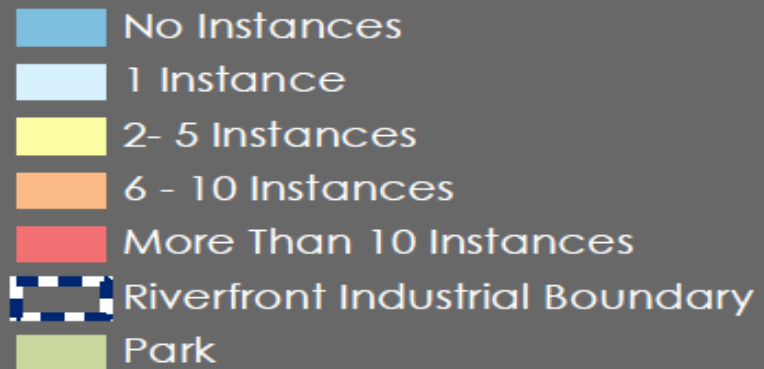
Non-Violent Crime Riverfront Industrial Area Plan



- Although the crime rate per 100 persons seems high, it is artificially high due to the low population in the area.
- The location that has the highest number of non-violent crimes is World's of Fun. This is due to the large amount of annual visitors to the Park.



Violent Crime Riverfront Industrial Area Plan



- The number of violent crime instances are low in the majority of the area .
- The location that has the highest number of non-violent crimes is World's of Fun. This is due to the large amount of annual visitors to the Park.

Land Use and Development

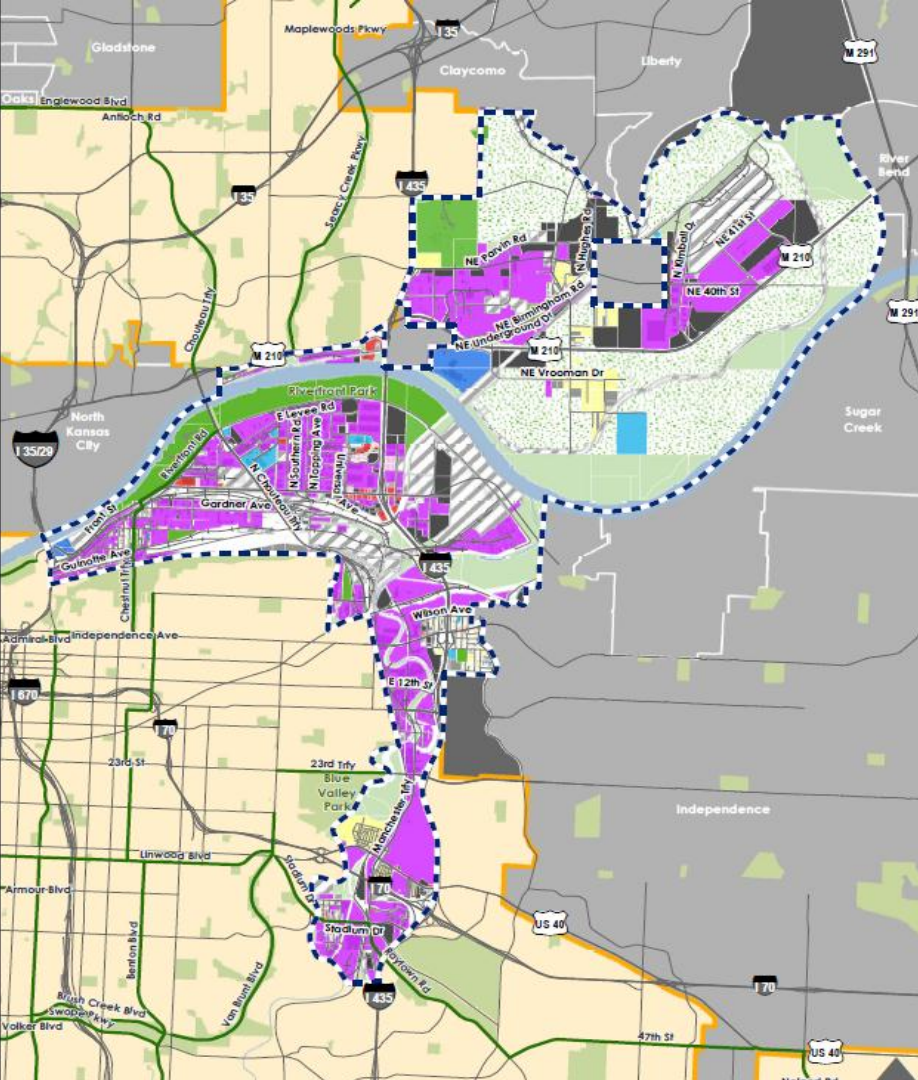


Summary:

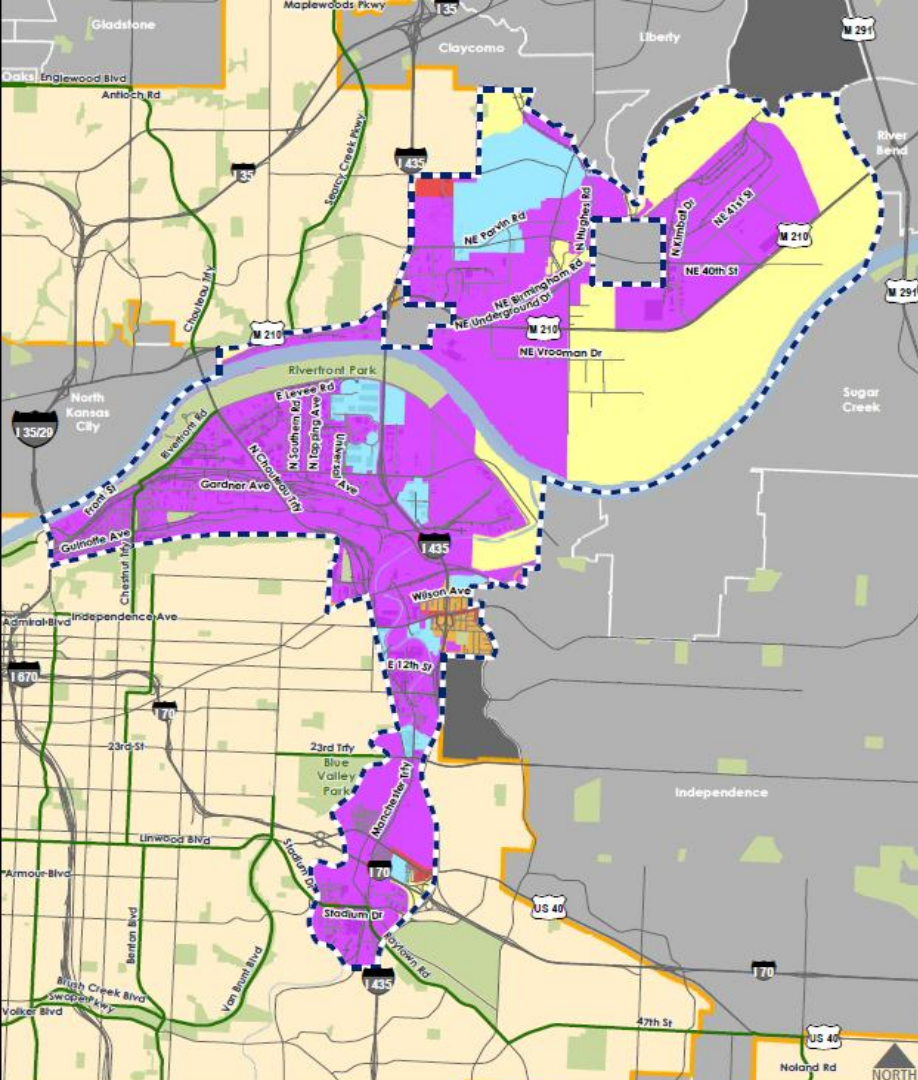
- **Largest current land uses** are **Agricultural/Horticultural** (23%) and **Industrial** (24%) uses
- Approximately **71%** of the land area is **zoned for Industrial**
- The **top ten landowners** by area own approximately **61%** of the land area.
- Over the past 10 years, there have been approximately **210M** in **non-residential permits**
- **Vacancy rates and leasing have recovered** from the recession and are at around 4.4% and overall leasing rates at \$3.73 per square foot.

Existing Land Use

Riverfront Industrial Area Plan



- Largest current land uses are Agricultural/Horticultural (23%) and Industrial (24%) uses.
- The area also has 14% of Permanent Open Space, as compared to 4% citywide.



Existing Zoning

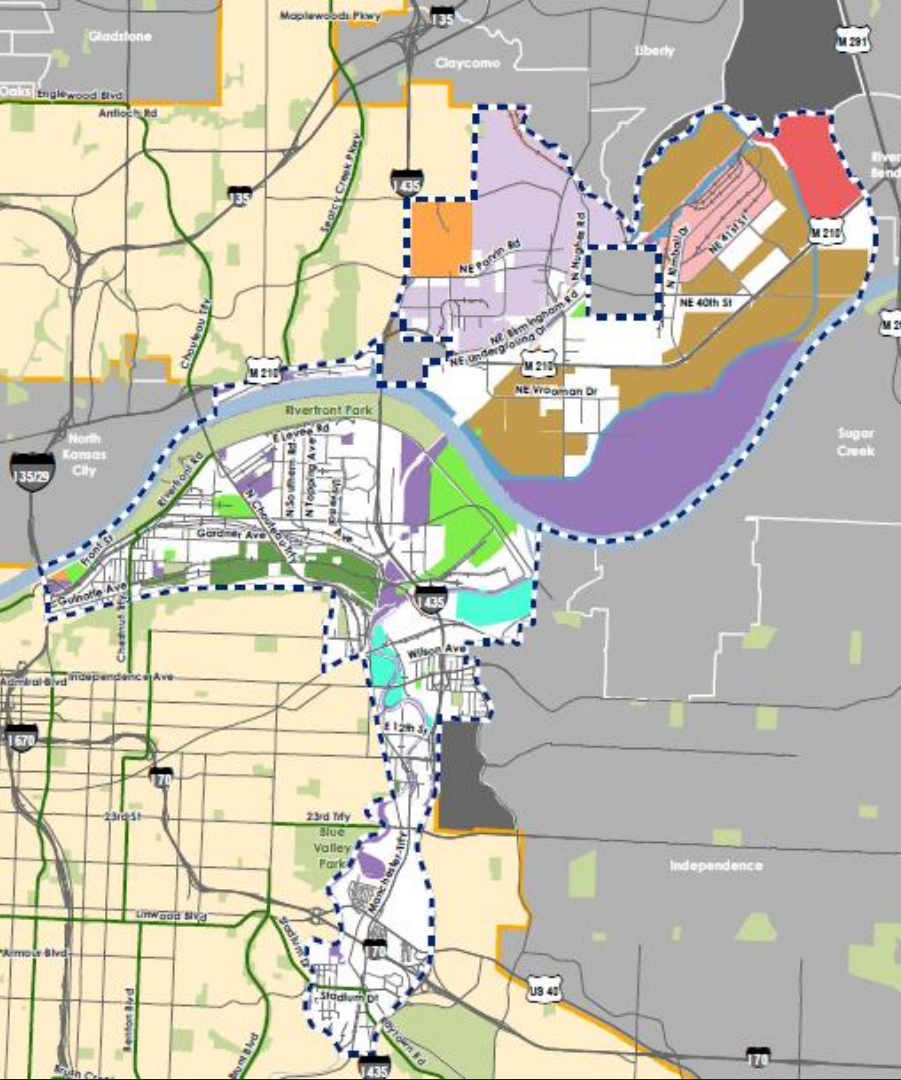
Riverfront Industrial Area Plan



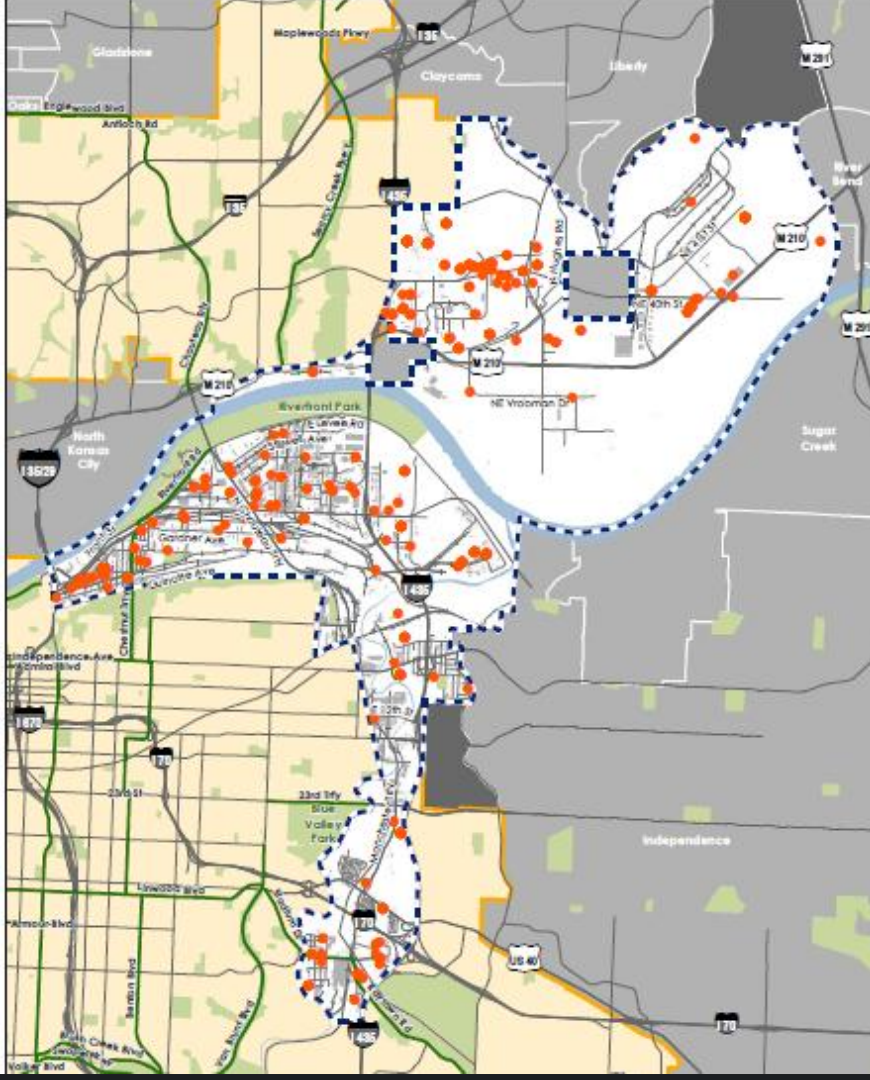
- Approximately 71% of the land area is zoned for Industrial as compared to 12% citywide.
- Approximately 26% of the area is zoned Residential Low as compared to 52% citywide. The majority of this area is vacant and north of the Missouri River.

Major Property Owners

Riverfront Industrial Area Plan



- The top ten landowners by area own approximately 61% of the land area.
- The plan area contains a significant amount of underground industrial space created through the mining of limestone deposits.
- The large amount of land owned by railroad companies is reflective of the areas industrial history.



Non-Residential Building Permits

Riverfront Industrial Area Plan (2005-2016)

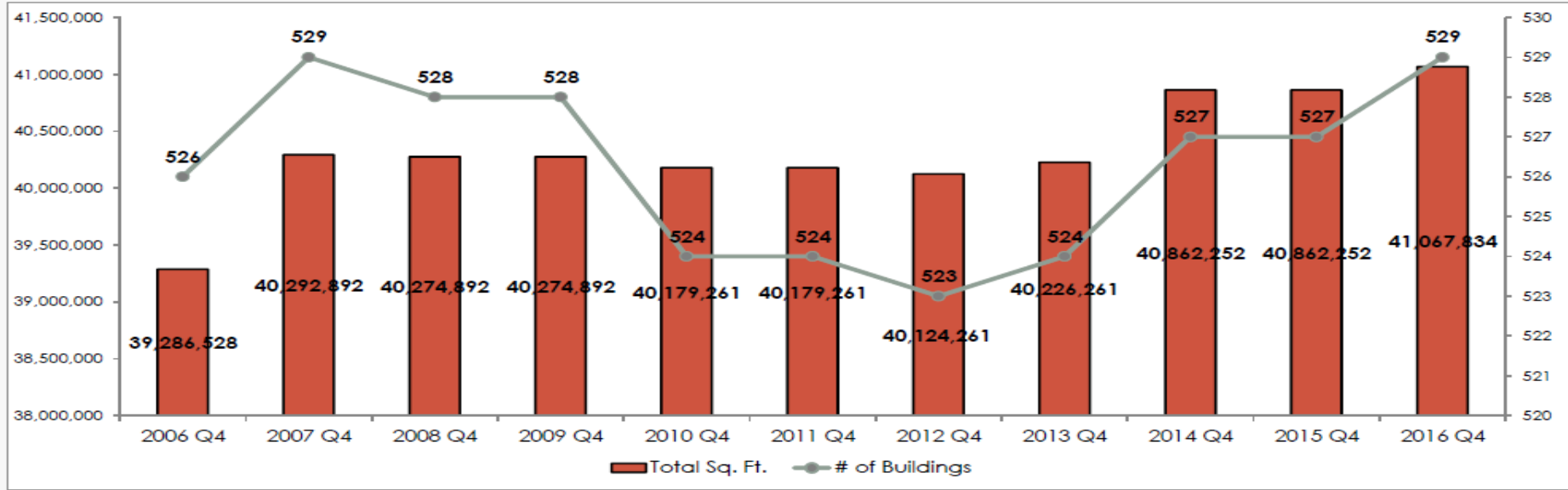
- New Non-Residential
- Riverfront Industrial Boundary
- Park

	Permit Type	Number of Permits	Permit Value
Non-Residential	New Construction	197	\$208,120,053

Non-Residential building permits have occurred throughout the plan area, with high concentrations in:

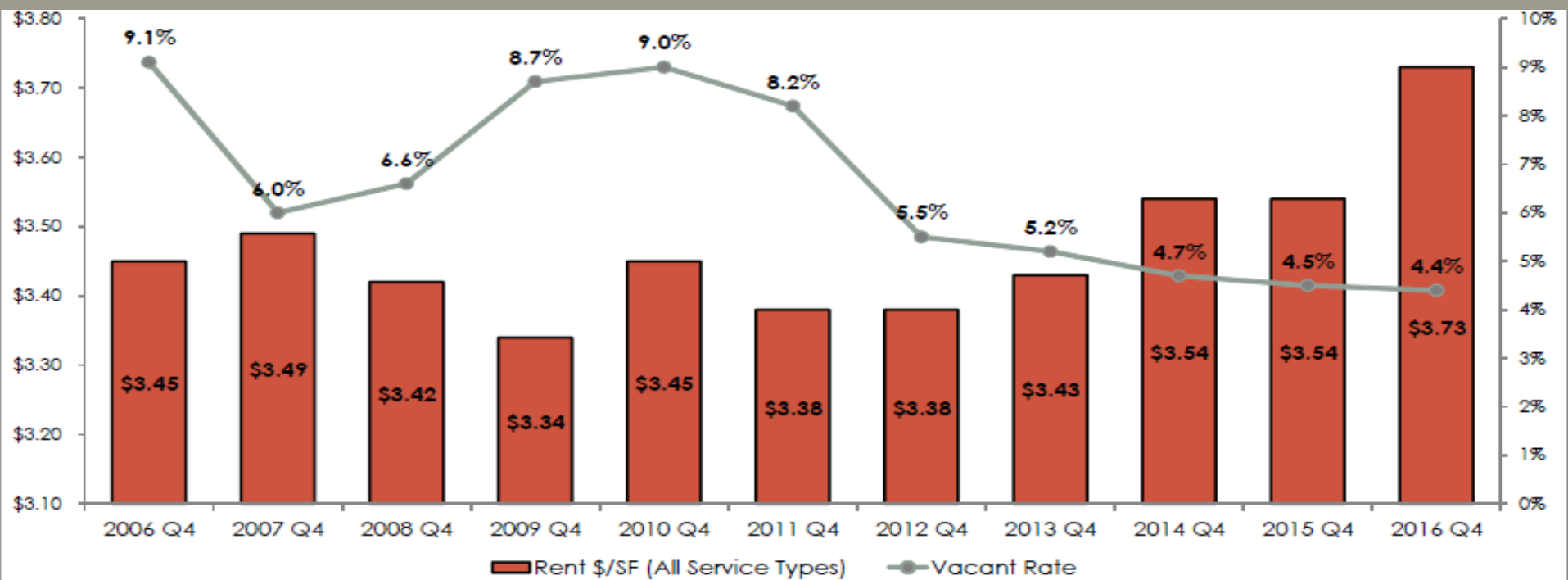
- The entire northeast area including the East Bottoms
- The southern Blue River Valley Area
- Parvin Road east of I-435
- East of the Village of Birmingham along NE 40th Street.

Industrial Market Trends



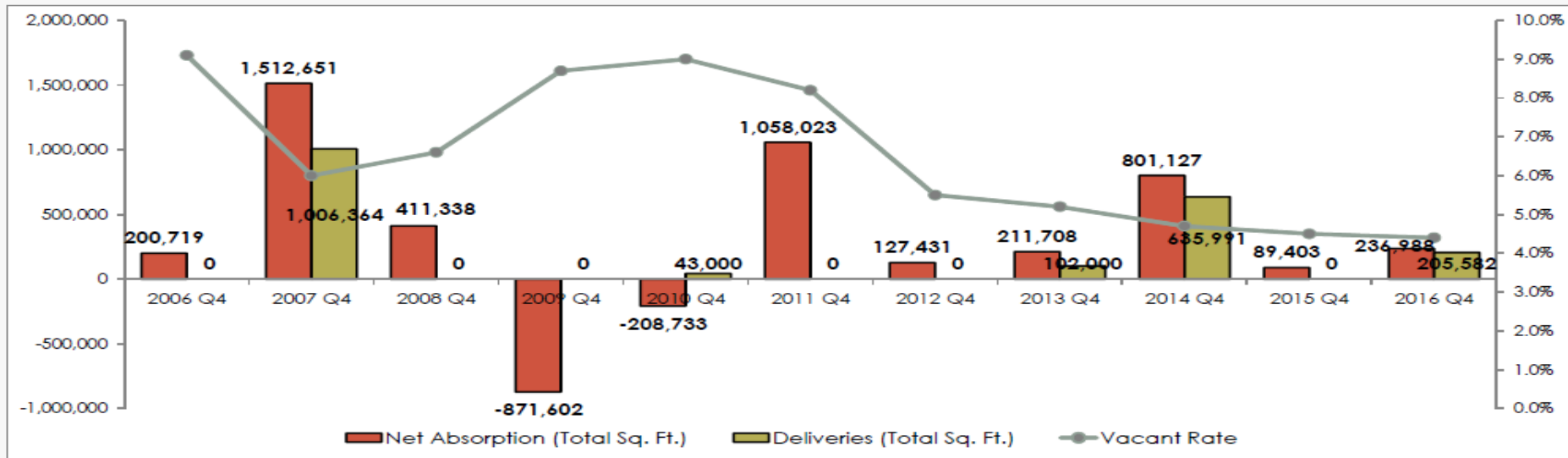
- Two of the major industrial parks in KCMO are in the plan area – Executive Park & Northland Park
- The **plan area contains over 41 million square feet** of industrial space in a total of 529 buildings
- Over the **last 10 years**, the area has **added 1.7 million square feet** of industrial space & over \$203 million in permit value..

Industrial Market Trends



- Industrial real estate **market conditions are at a 10 year best** with vacancy rates at around 4.4% and overall leasing rates at \$3.73 per square foot.
- The planning area is **back to prerecession market conditions** after vacancy rates peaked at 9% in 2010 and leasing rates adjusted as owners attempted to back fill vacant space.

Industrial Market Trends

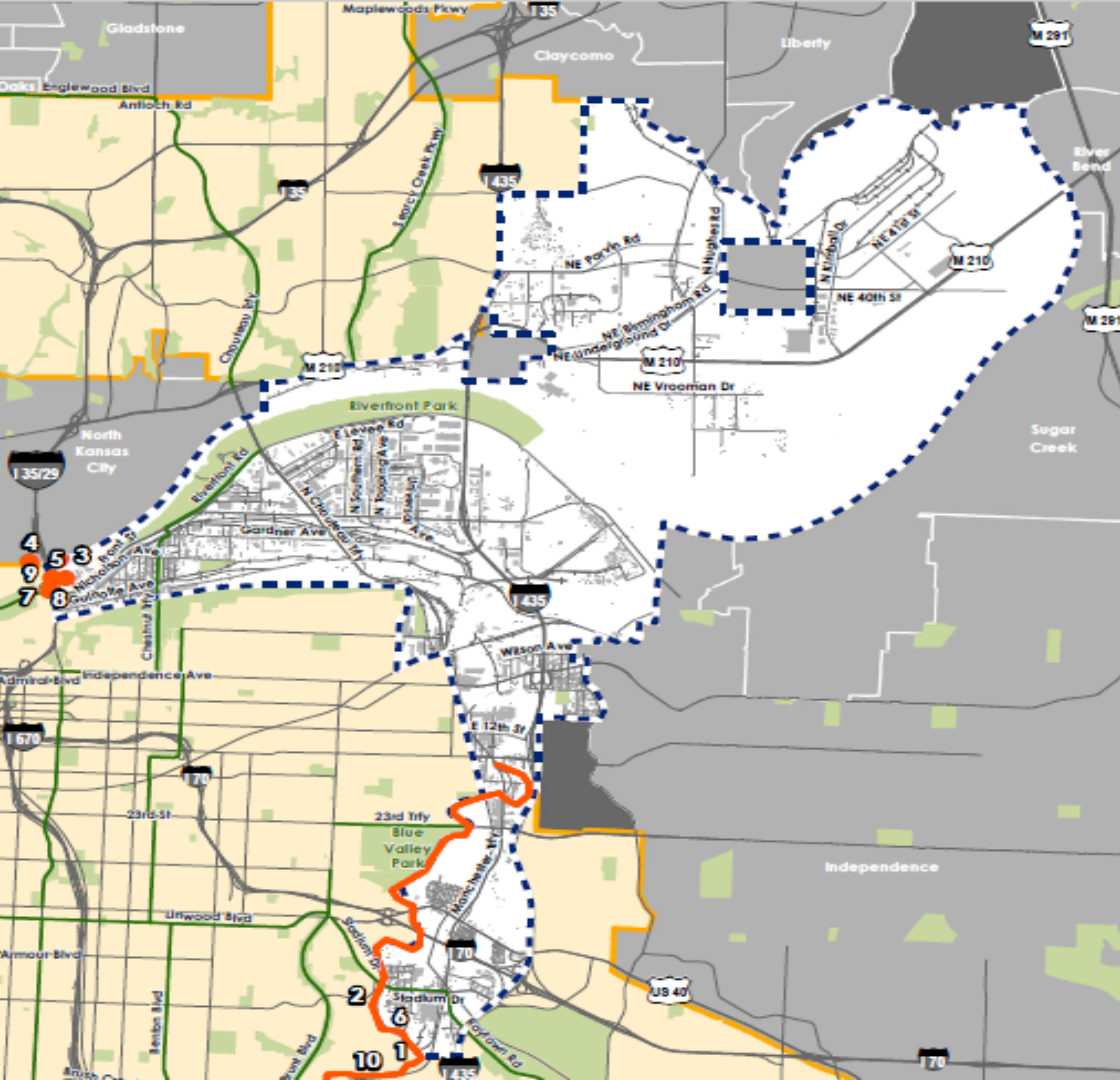


- Construction of new space & increase occupancy rates in recent years indicate growth.
- Since 2011, nearly **1 million square feet** was added to the planning area.
- Since 2011, **net absorption has seen positive gains of 2.5 million square feet** – which has helped to push own vacancy rates over the same time period.

Transportation, Infrastructure & Environmental



- There has been a **significant amount of infrastructure (flood control & roadway) improvements** in the last few years.
- Although there are a concentration of jobs – the area seems to be **underserved by transit**.
- Although progress has been made, the trail system is largely undeveloped.
- The **levy system protects the majority of the area** from major flooding, although there **are areas that experience shallow flooding** and standing water in the northeast and along the Blue River,



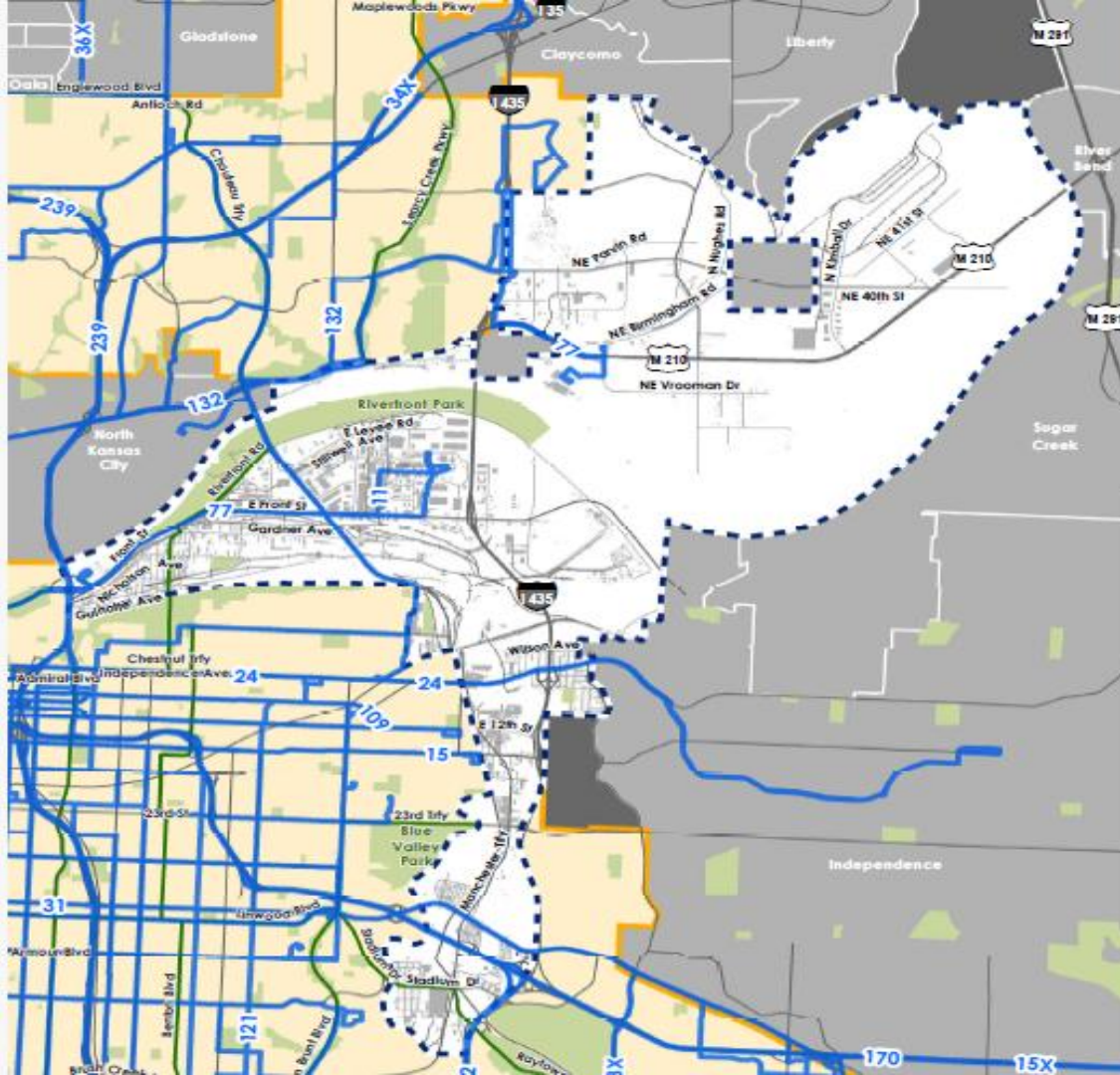
Capital Improvement Projects

Shown Since 2011

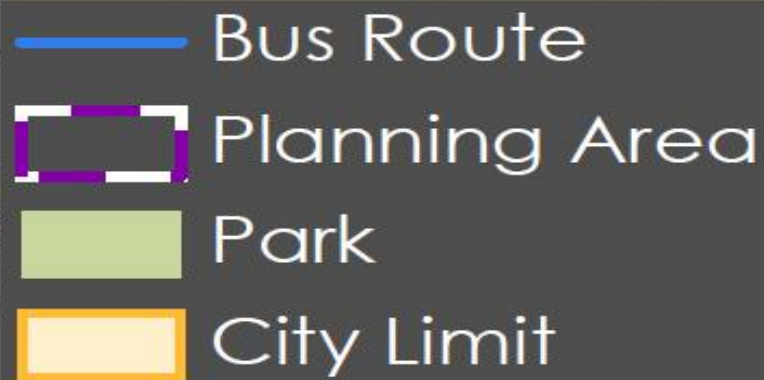
- Budgeted Capital Improvements
- Budgeted Capital Improvements
- Park
- Shoal Creek Boundary

Top 10 Projects

Map ID	Project Title	Cost
1	Blue River Flood Control	\$2,505,847
2	Blue River Channelization - Stage III	\$2,033,275
3	Paseo Bridge	\$2,000,000
4	Paseo Bridge Pass Through	\$2,000,000
5	Front Street Interchange @ I-29 (SPUI) Debt (2016-2017)	\$1,539,700
6	Blue River Channelization - Stage III	\$1,200,000
7	Front Street Interchange @ I-29 (SPUI) Debt (2013-2014)	\$880,000
8	Front Street Interchange @ I-29 (SPUI) Debt (2014-2015)	\$880,000
9	Front Street Interchange @ I-29 (SPUI) Debt (2015-2016)	\$880,000
10	Blue River Channelization - Stage III	\$800,000

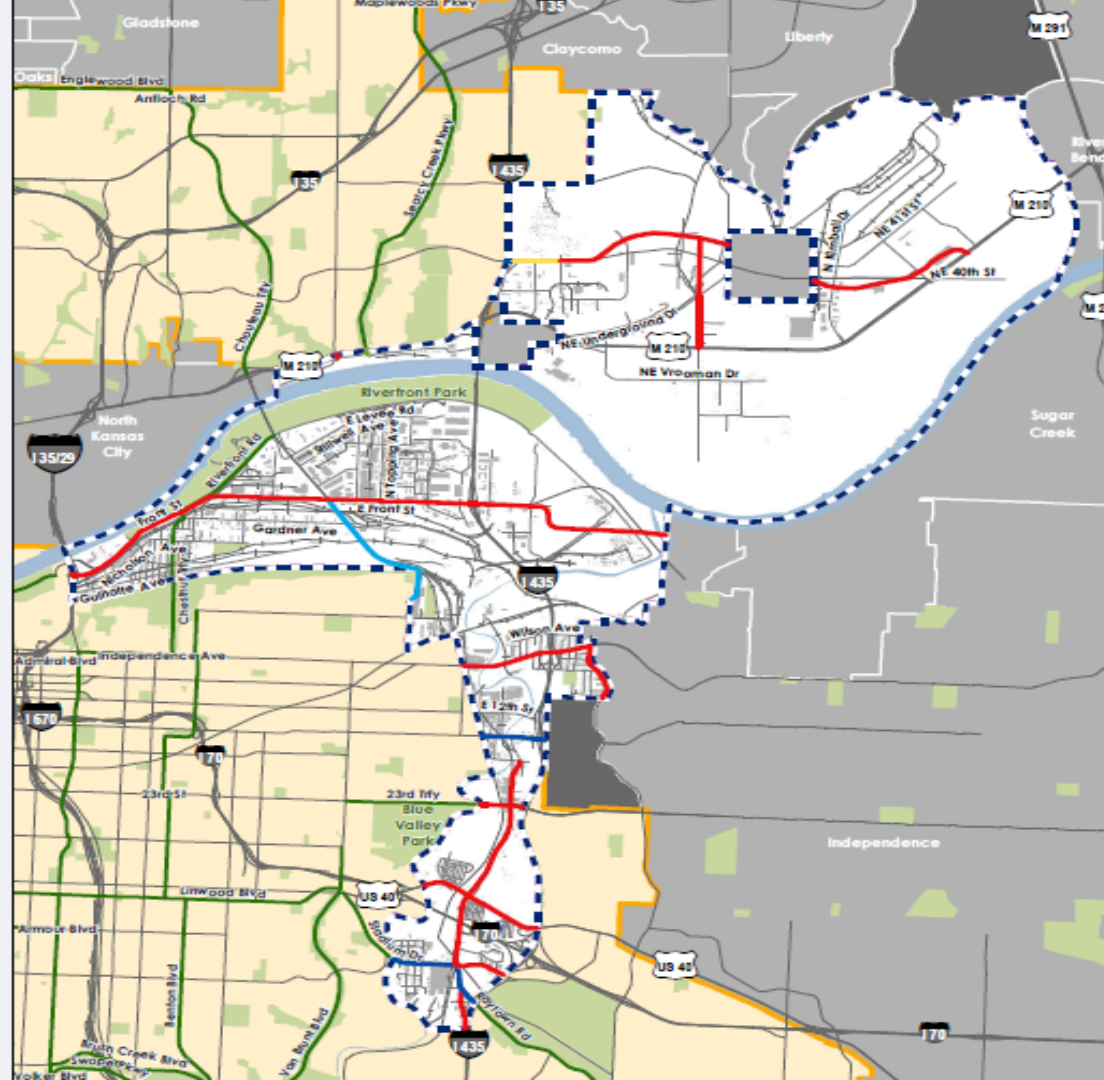


Public Transit Riverfront Industrial Area Plan



Route 15 – Truman Road Express
Route 24 – Independence
Route 28 – Blue Ridge
Route 11 – Northeast – Westside
Route 77 – Casino Cruiser

- The completed portions generally **center near the Blue River**
- Ultimately provide connectivity from the **Missouri River** to both the **Country Club Plaza District** and the future **Rock Island Corridor Trail**.



Major Street Plan - Typologies

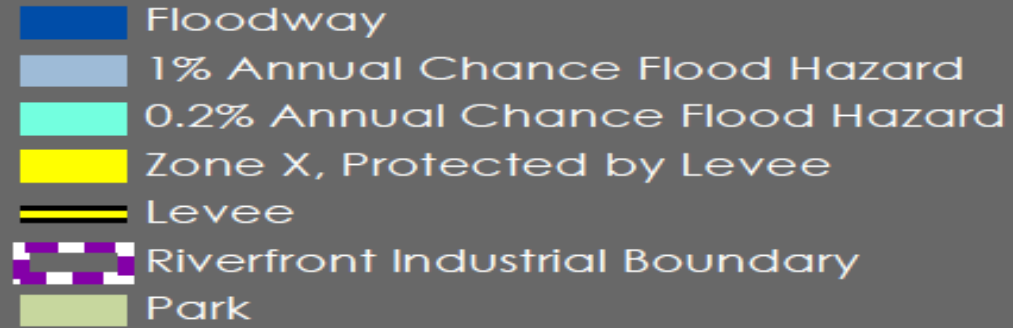
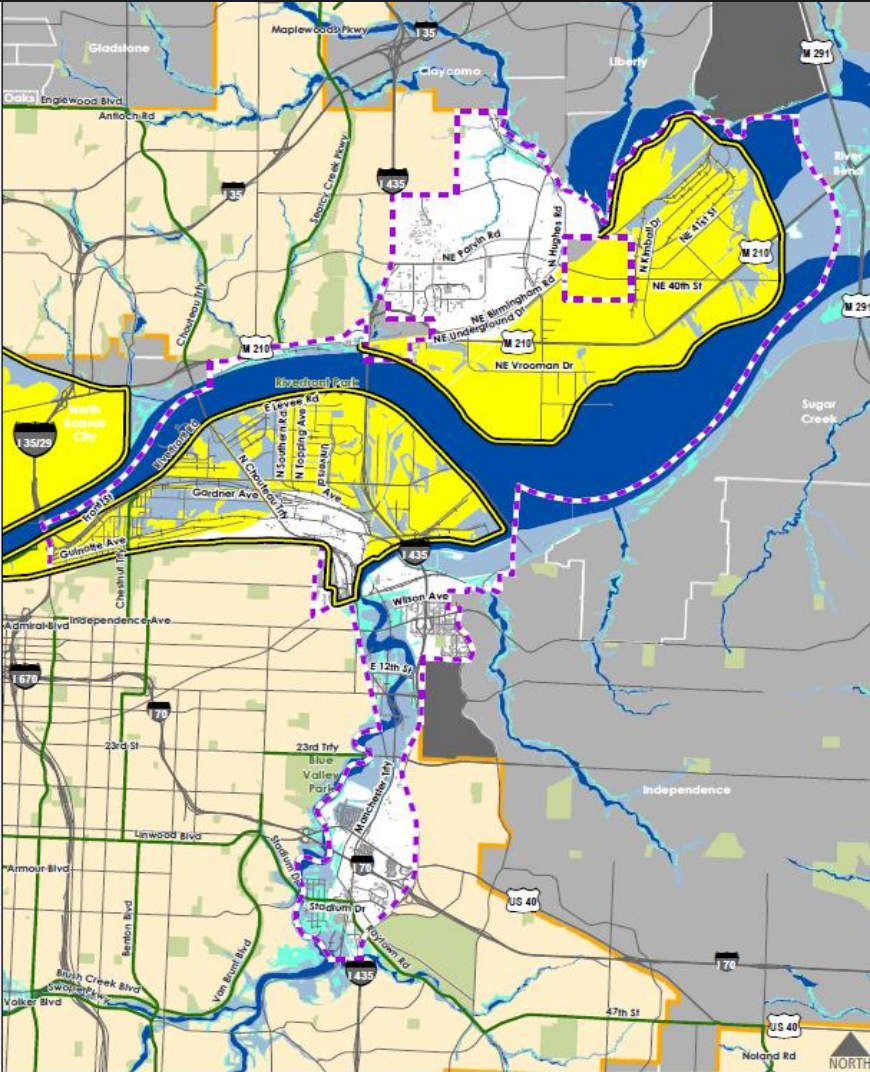
Riverfront Industrial Area Plan

— Boulevard	— Local Link
— Parkway	— Thoroughfare
— Established Arterial	— Riverfront Industrial Boundary

Roadways designated on the MSP in the area include:

- Front Street through the entirety of the area
- Manchester Trafficway
- Independence Avenue/Winner Road
- Parvin Road
- North Hughes Road

FEMA Floodplain Riverfront Industrial Area Plan



- There have been recent **flood mitigation and floodplain mapping modernization** efforts completed in the area.
- Some areas experience **shallow flooding** and standing water in the **northeast**.
- **East Bottoms levee** is **non-accredited** and will be evaluated at a later date.

Moving Forward

Next Steering Committee Meeting

- Sometime late June?

Agenda

- Introduction of Consultant Team
- Recap of feedback from public meeting
- Draft Vision & Goal Statements
- Key Questions (for analysis)
- Draft Future Land Use?

Staff Contact

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 - john.debauche@kcmo.org
- Chase Johnson
 - 513-2861
 - chase.johnson@kcmo.org

Web Site

<http://kcmo.gov/planning/riverfront-industrial-area-plan/>

THANK YOU!



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INDUSTRIAL AREA PLAN